

COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory
Form**

1 of 4

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

- Determined Eligible- NR
- Determined Not Eligible- NR
- Determined Eligible- SR
- Determined Not Eligible- SR
- Need Data
- Contributes to eligible NR District
- Noncontributing to eligible NR District

I. Identification

1. Resource number: 5ME.14886
2. Temporary resource number: 525.ORC
3. County: Mesa
4. City: Grand Junction
5. Historic building name: n/a
6. Current building name: n/a
7. Building address: 525 Orchard Ave.
8. Owner name and address: William W Ratekin
525 Orchard Ave Grand Junction, CO 81501-2161

II. Geographic Information

9. P.M. Ute Principal Meridian Township 1 South Range 1 West
NW 1/4 of NE 1/4 of NE 1/4 of SW 1/4 of section 11
10. UTM reference
Zone 1 2 ; 7 1 0 7 1 5 mE 4 3 2 8 9 7 1 mN
11. USGS quad name: Grand Junction Quadrangle
Year: 1962 rev.1973 Map scale: 7.5' X 15' *Attach photo copy of appropriate map section.*
12. Lot(s): 3 Block: 2
Addition: High School Addition Year of Addition: 1946
13. Boundary Description and Justification: Legal description of the site is: Lot 3 Blk 2 High School Addition
Assessors Office Parcel ID # 2945-113-10-003
This description was chosen as the most specific and customary description of the site.

III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 25' x Width 38'
16. Number of stories: 1
17. Primary external wall material(s) (enter no more than two): Aluminum, Brick
18. Roof configuration: (enter no more than one): Side Gabled Roof
19. Primary external roof material (enter no more than one): Asphalt Roof
20. Special features (enter all that apply): none

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Temporary Resource Number: 525.ORB

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21. General architectural description: This is a simple wood frame house. The ridge runs east/west and the principal façade faces north. The entry sits off center to the right side of the main façade in a shallow recess. A large picture window sits on the main wall to the left of the recess. It is flanked by a double hung window on each side. A single casement style window sits on the far left of the main wall. A horizontally proportioned window is located to the right of the door in the recess. The eave line is consistent creating a deeper overhang at the entry. A band of brick runs across the façade at the sill height of the windows. Horizontal siding infills the main wall above the brick and vertical siding infills the area between the door and the window. A couple of concrete steps lead up to the landing at the door. The double hung windows have a single horizontal muntin in each sash.
22. Architectural style/building type: Ranch Type
23. Landscaping or special setting features: A couple of large street trees are located at the front of the site and a large evergreen sits in front of the house. Several shrubs also front the house, otherwise the yard is predominantly lawn. The driveway runs along the east side.
24. Associated buildings, features, or objects: A front gable garage is located at the rear of the site.

IV. Architectural History

25. Date of Construction: Estimate: 1951 Actual: _____
Source of information: Mesa County Assessors Office
26. Architect: unknown
Source of information: _____
27. Builder/Contractor: unknown
Source of information: _____
28. Original owner: unknown
Source of information: _____
29. Construction history (include description and dates of major additions, alterations, or demolitions): Possible window and siding alterations; dates unknown.
30. Original location Moved Date of move(s): _____

V. Historical Associations

31. Original use(s): Domestic, Single Dwelling
32. Intermediate use(s): _____
33. Current use(s): Domestic, Single Dwelling
34. Site type(s): Residential Neighborhood

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35. Historical background: The building is listed as vacant in the 1951 directory. William H. Yant is shown as owner in the directories of 1955 and 1956. This building is part of the High School Addition established in 1946. The owners were School District No. 1 of Mesa County, John F. Shafroth, Jr., Morrison Shafroth, Will Shafroth, and Platt Rogers (Trustee). The present Grand Junction High School was built in 1955 on the largest block.
36. Sources of information: Mesa County Assessors Office; Museum of Western Colorado Archives; Polk Directories 1951, 1955, 1956, 1957

VI. Significance

37. Local landmark designation: Yes No Date of designation: _____
Designating authority: _____
38. Applicable National Register Criteria:
 A. Associated with events that have made a significant contribution to the broad pattern of our history;
 B. Associated with the lives of persons significant in our past;
 C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 D. Has yielded, or may be likely to yield, information important in history or prehistory.
 Qualifies under Criteria Considerations A through G (see Manual)
 Does not meet any of the above National Register criteria
39. Area(s) of significance: Architecture, Community Development and Planning
40. Period of significance: 1951; 1943 to 1957 Uranium Boom
41. Level of significance: National State Local
42. Statement of significance: The development in this area is a direct result of the nation's involvement in WWII and the drive for the development of nuclear weapons. The discovery of significant sources of Uranium in the region initiated development in Grand Junction that supported both the mining of the materials and the administration of programs related to the development of weapons. The building types, materials and neighborhood layout are all indicative of the national trends which were driven by the proliferation of the automobile and the enormous demand for single family homes. House designs departed from the romantic and revival styles that were prevalent in the earlier part of the 20th century and took on a California inspired design that was characterized by simple horizontally proportioned forms. Houses were typically mass

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produced on previously undeveloped tracts of land at the periphery of earlier development. These groups of houses were typically based on one or two plan types with a limited number of roof and exterior finish variations, further reinforcing the characteristics of mass production.

43. Assessment of historic physical integrity related to significance: Alterations have somewhat impacted the integrity of the house.

VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:

Eligible Not Eligible Need Data

45. Is there National Register district potential? Yes No Discuss:

If there is National Register district potential, is this building: Contributing

Noncontributing

46. If the building is in existing National Register district, is it: Contributing

Noncontributing

VIII. Recording Information

47. Photograph numbers: Roll # 10 Frame # 20

Negatives filed at: City of Grand Junction Planning Dept.

48. Report title: Grand Junction Phase 3 Survey 49. Date(s): March 2005

50. Recorder(s): Suzannah Reid, Patrick Duffield and Lydia Herron

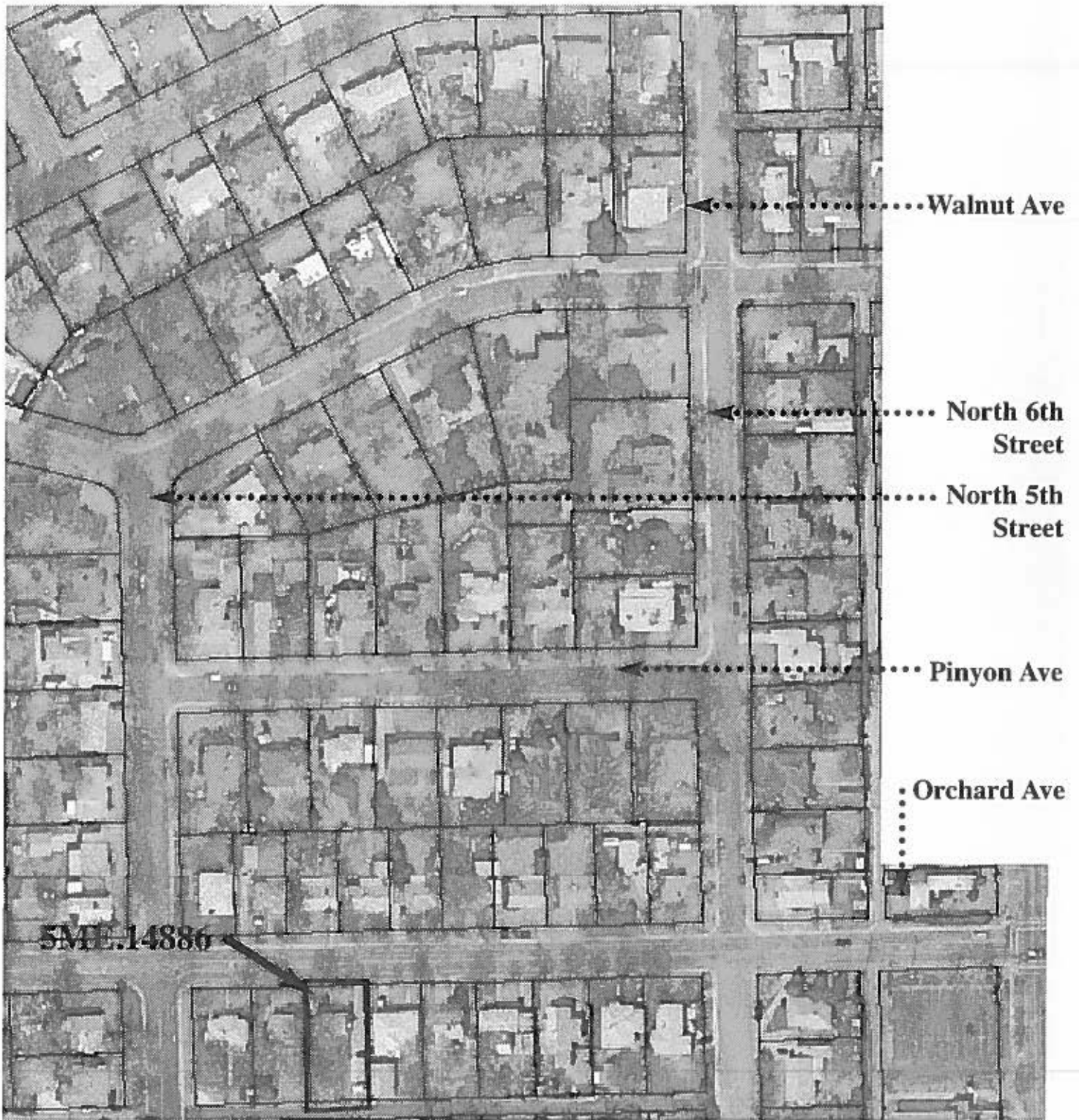
51. Organization: Reid Architects, Inc.

52. Address: PO Box 1303 Aspen, Colorado 81612

53. Phone number(s): 970 920 9225

NOTE: Please attach a sketch map, a photocopy of the USGS quad. map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



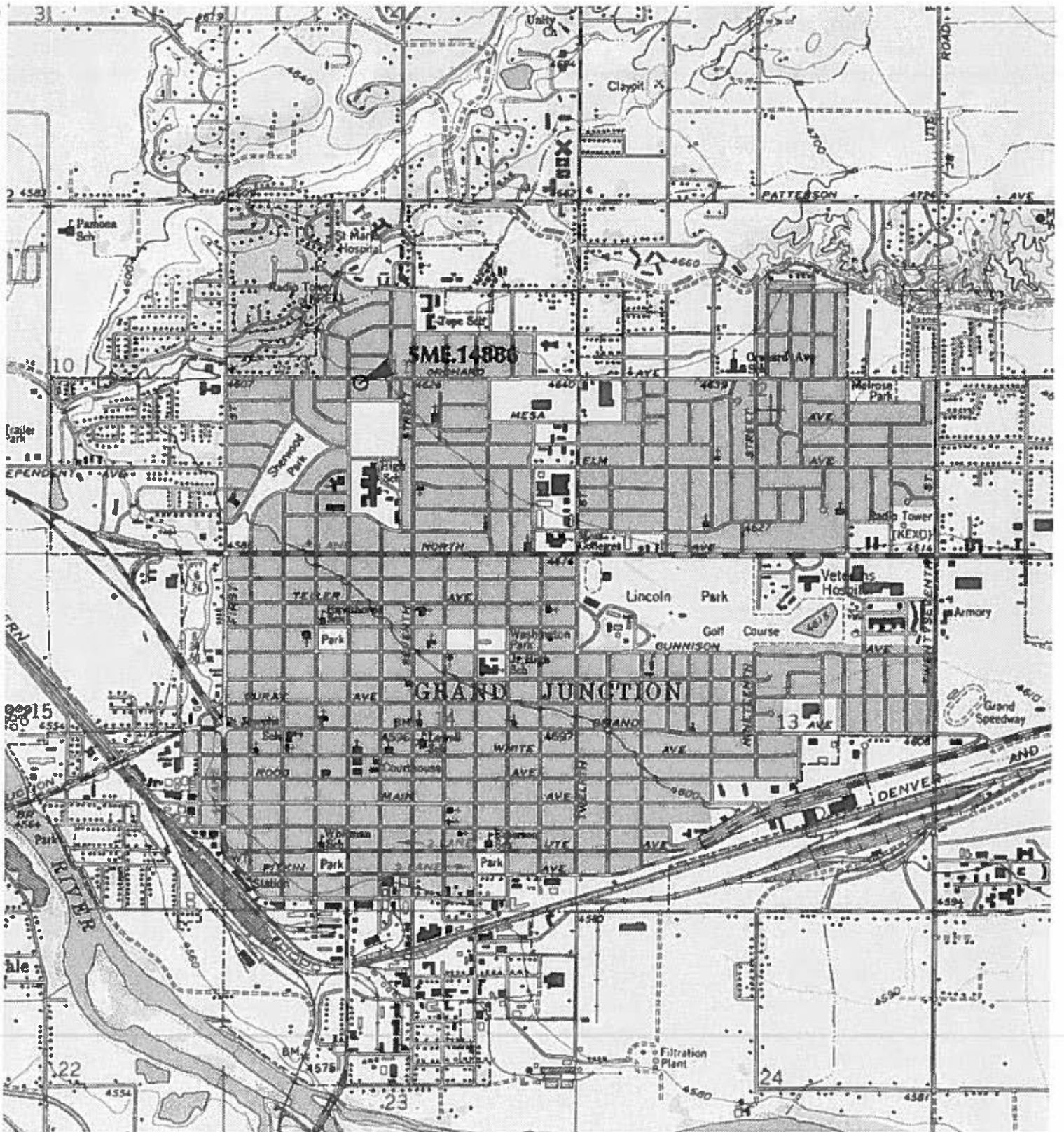
525 Orchard Ave.



North

Grand Junction, Colorado
image from 2002 aerial map

City of Grand Junction • Phase Three Survey
2004



TN
MN
11 1/4°



Map created with TOPOID ©2003 National Geographic (www.nationalgeographic.com/topo)

GRAND JUNCTION, COLORADO

Phase Three Historic Survey

2004

5ME.14886

525 Orchard Ave.

Roll # 10 Frame # 20

Looking south

Grand Junction, Mesa County, CO

WHF BA010A1X0N NNN 0 5649 002912

021

sharp

54635

